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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies plus supporting material requested** to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following months meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

APPLICANT INFORMATION:

Name of applicant(s):
Ruby's West Village LLC

Trade name (DBA):
Ruby's Cafe

Premises address:
225 West 4th Street; 229 West 4th; 231 West 4th Street, New York, New York 10014

Cross Streets and other addresses used for building/premise:
West 4th Street, West 10th Street, 7th Avenue

CONTACT INFORMATION:

Principal(s) Name(s):
Timothy Sykes, Thomas Lin, Nicholas Mathers

Office or Home Address: [REDACTED]

City, State, Zip: New York, New York 10002

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:

[REDACTED]

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

Nicholas Mathers

Timothy Sykes

Thomas Lin

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

See rider attached

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Ruby's Cafe is a family friendly cafe concept open for breakfast, lunch and dinner 7 days a week. We pride ourselves on using the freshest local produce balanced with Australian culinary influences to provide our neighborhoods with some of the best food, espresso coffee and drinks in casual, laid back atmosphere.

Ruby's West Village LLC
Rider to CB2 Questionnaire – Principal license history

Nicholas Mathers License History

Two Bikes LLC d/b/a Dudley's
85 Orchard Street, New York, NY 10002
Active On-Premises License

Ruby's United LLC d/b/a The Happiest Hour
121 West 10th Street, New York, NY 10011
Active On-Premises License

219 Mulberry LLC d/b/a Ruby's
219B Mulberry Street, New York, New York 10012
Active Restaurant Wine license

219B LLC d/b/a Ruby's
219C Mulberry Street, New York, New York 10012
Active Restaurant Wine license

Ruby's Midtown LLC d/b/a Ruby's
442 Third Avenue, New York, New York 10016
Active Restaurant Wine license

Ruby's East Village LLC d/b/a Ruby's
198 East 11th Street, New York, NY 10003
Active Restaurant Wine license

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- ☐ a new liquor license (☒ Restaurant ☐ Tavern / On premise liquor ☐ Other)
- ☐ an UPGRADE of an existing Liquor License
- ☐ an ALTERATION of an existing Liquor License
- ☐ a TRANSFER of an existing Liquor License
- ☐ a HOTEL Liquor License
- ☐ a DCA CABARET License
- ☐ a CATERING / CABARET Liquor License
- ☐ a BEER and WINE License
- ☐ a RENEWAL of an existing Liquor License
- ☐ an OFF-PREMISE License (retail)
- ☐ OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

If this is for a new application, please list previous use of location for the last 5 years:

Previously Rivera Cafe, operating for 48 years, closed in 2017 and the space has since been vacant.

Is any license under the ABC Law currently active at this location? ☐ yes ☒ no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?
☒ yes ☐ no

If yes, please list DBA names and dates of operation:

Zonor Restaurant Corp. d/b/a The Rivera (#1028427) 1970-2017

PREMISES:

By what right does the applicant have possession of the premises?

☐ Own ☒ Lease ☐ Sub-lease ☐ Binding Contract to acquire real property ☐ other: _____

Type of Building: ☒ Residential ☐ Commercial ☐ Mixed (Res/Com) ☐ Other: _____

Number of floor: 4 Year Built : 1910

Describe neighboring buildings:

Pre-war brownstones, mainly 4-6 floor mixed use (residential/commercial)

Zoning Designation: C4-5

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 610 / 9

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? ☒ yes ☐ no

Is the premise located in a historic district? ☒ yes ☐ no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? ☐ yes ☒ no, please explain : Awaiting final design for submission

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) ☐ no ☒ yes : explain Enclosed sidewalk cafe

What is the proposed Occupancy? 178

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

☐ no ☒ yes

If yes, what is the maximum occupancy for the premises? Ground 178; cellar storage only

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted? ☒ yes ☐ no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? ☐ yes ☐ no

Do you plan to file for changes to the Certificate of Occupancy? ☐ yes ☒ no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? ☐ no ☒ yes

(if yes, please describe: Replace existing signage and paint in line with LPC requirements

Bar Bar & Food X Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
9am to 12am 9am to 12am 9am to 12am 9am to 12am 9am to 12am 9am to 2am 9am to 2am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : Liam Johnson (15 years)

Will there be security personnel? ☒ no ☐ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? ☐ no ☒ yes

If yes, please describe : _____

Will you have TV's ? ☒ no ☐ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: ☐ Live Music ☐ Live DJ ☐ Juke Box ☒ Ipod / CDs ☐ none

Expected Volume level: ☒ Background (quiet) ☐ Entertainment level ☐ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? ☐ no ☒ yes

IF YES, will you be using a professional sound engineer? No

Please describe your sound system and sound proofing: _____

Will you be permitting: ☐ promoted events ☐ scheduled performances ☐ outside promoters

☐ any events at which a cover fee is charged? ☐ private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? ☒ no ☐ yes (if yes, please attach plans)

Will you be utilizing ☐ ropes ☐ movable barriers ☐ other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? ☒ no ☐ yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 ½ " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Liam Johnson Phone: [REDACTED]

Address: [REDACTED]

Email : liam@rubyscafe.com

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Timothy Sykes

Title Principal

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





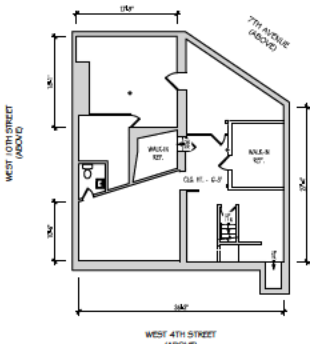
Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

Ruby's West Village LLC
225 West 4th Street
229 West 4th Street
231 West 4th Street
New York, New York 10014

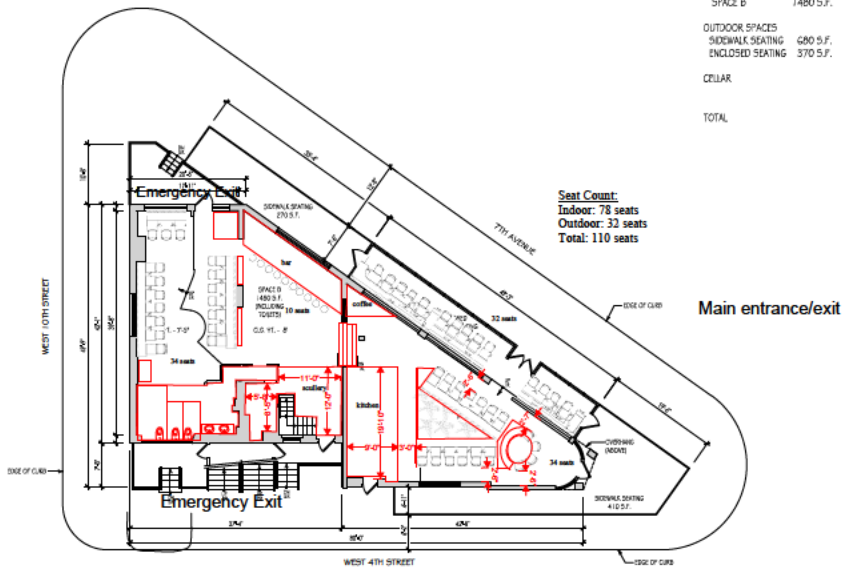
Ground floor interior:
31 tables, 68 seats
1 stand-up bar, 10 bar stools

Sidewalk cafe:
29 tables, 58 seats
**see second page for sidewalk seating*

Cellar storage only



1 CELLAR FLOOR PLAN
1325 S.F.



2 GROUND FLOOR PLAN
INDOOR SPACE 2460 S.F.
OUTDOOR SPACE 1050 S.F.

229 West 4th Street
231 West 4th Street

225 West 4th Street

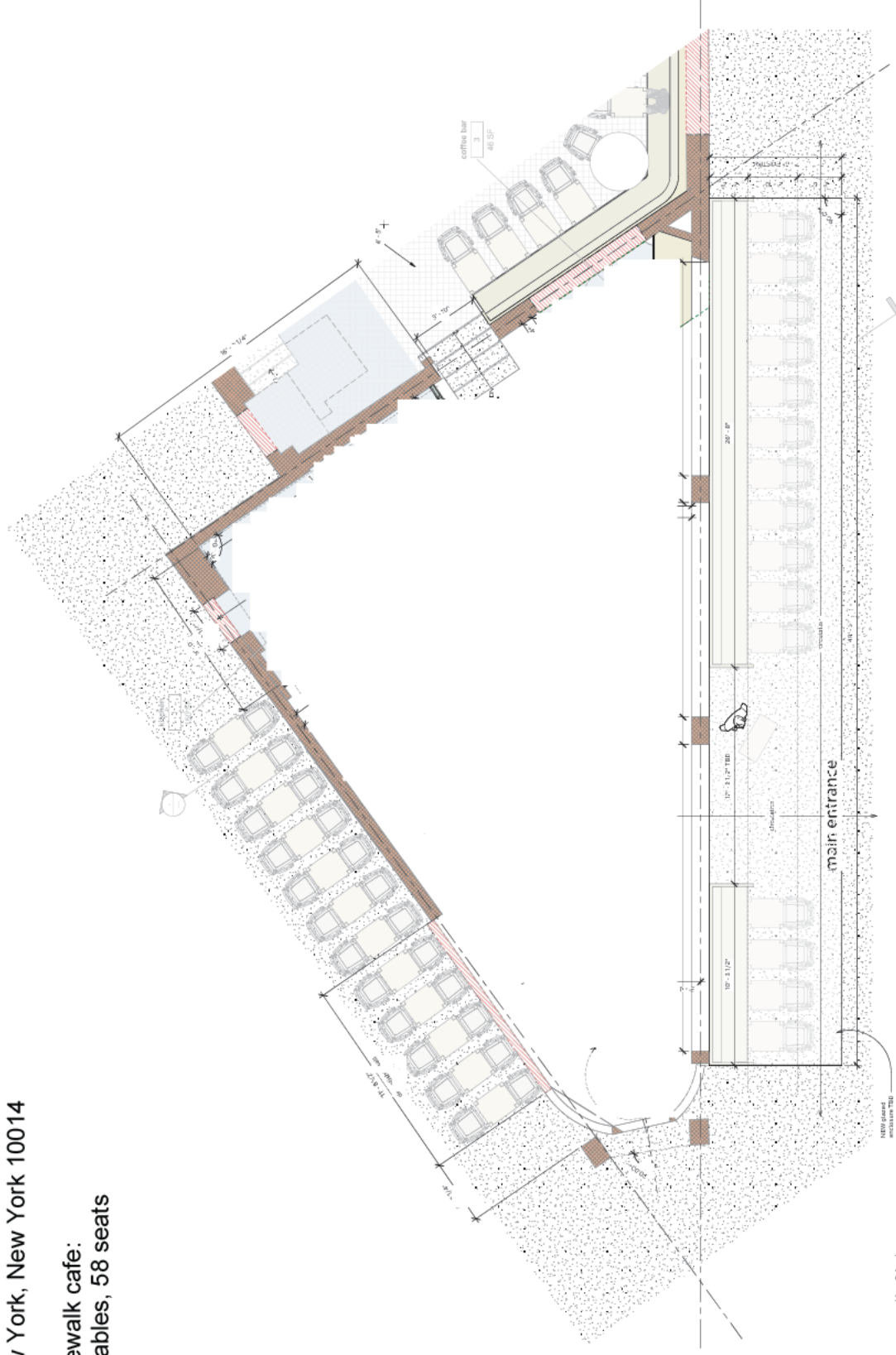
SQUARE FOOTAGE	
INTERIOR SPACES	2460 S.F.
SPACE A	980 S.F.
SPACE B	1480 S.F.
OUTDOOR SPACES	1050 S.F.
SIDEWALK SEATING	600 S.F.
ENCLOSED SEATING	370 S.F.
CELLAR	1325 S.F.
TOTAL	4835 S.F.

Seat Count:
Indoor: 78 seats
Outdoor: 32 seats
Total: 110 seats

Main entrance/exit

Ruby's West Village LLC
225 West 4th Street
229 West 4th Street
231 West 4th Street
New York, New York 10014

Sidewalk cafe:
29 tables, 58 seats



① sidewalk level
 $3/8" = 1'-0"$

Grzywinski+Pons

225 W4th Street
New York, NY

Project Name: _____

sidewalk level plan

drawn by _____ sheet issue _____

	G+P	10/13/2021 10:16:23 AM
scale		

a-003.0
3/8" x 7/8"

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